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June 9, 2025

Ashland Zoning Board of Appeals
John F, Trefethen, Chair
101 Main Street
Second Floor
Ashland, MA 01721

Subject: 50 Main Street – Comprehensive Permit
Analysis of Proposed Public Plaza with respect to Sight Distance

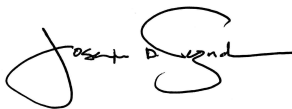
Dear Mr. Chairman,

Hancock Associates reviewed the previous grading plans depicting the proposed public plaza and its proposed retaining wall parallel to Myrtle Street. Specifically, we reference Grading Plan (C-401), Revision 4 – 3/12/2025, and Grading Plan (C-401), Revision 7 – 6/4/2025. An exhibit was prepared using the **Revision 7** Grading Plan as an underlay.

It appears that a 3:1 slope (three feet horizontal to one foot vertical) down from the proposed guard rail along Myrtle Street is feasible. A significant portion of the proposed retaining wall could be removed, with two flared sections extending along the 290' sight distance line. The public plaza can be increased in size accordingly, although not to the size originally proposed in the Revision 4 Grading Plan.

The exhibit is submitted as a proof of concept only. No analysis was performed to verify the compensatory flood storage calculations for this conceptual grading. However, SLV stated in their June 4th email to Ashland ZBA that, to account for the loss in flood storage from the reduced public plaza, they “gained the needed flood storage by slightly lowering proposed grade within the 38 space parking area to the South East.” This conceptual grading design increases the public plaza area, implying that the compensatory flood storage requirements can be met.

Sincerely,
Hancock Associates



Joseph D. Peznola, PE
Director of Engineering



Robert M. DiBenedetto, PE
Project Engineer